085.0	0004	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	784,800 / 784,800
					USE VALUE:	784,800 / 784,800
					ASSESSED:	784,800 / 784,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		WESTMORELAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARUSO NICHOLAS/ETAL	
Owner 2:	CARUSO LYNN SUSAN	
Owner 3:		
Street 1:	11 WESTMORELAND AVE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry / Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:		
Owner 2:		
Street 1:		
Twn/City:		
St/Prov:		Cntry
Postal:		

NARRATIVE DESCRIPTION

This parcel contains .159 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1924, having primarily Wood Shingle Exterior and 1296 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	9	Varied
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6936.000	341,400	3,700	439,700	784,800
Total Card	0.159	341,400	3,700	439,700	784,800
Total Parcel	0.159	341,400	3,700	439,700	784,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 605.56 | /Parcel: 605.56

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 53596

GIS Ref

GIS Ref

Insp Date 10/26/18

!6930!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 085.0-0004-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	341,400	3700	6,936.	439,700	784,800		Year end	12/23/2021
2021	101	FV	332,000	3700	6,936.	439,700	775,400		Year End Roll	12/10/2020
2020	101	FV	332,000	3700	6,936.	439,700	775,400	775,400	Year End Roll	12/18/2019
2019	101	FV	269,500	3700	6,936.	433,400	706,600	706,600	Year End Roll	1/3/2019
2018	101	FV	269,500	3700	6,936.	332,900	606,100	606,100	Year End Roll	12/20/2017
2017	101	FV	269,500	3700	6,936.	314,000	587,200	587,200	Year End Roll	1/3/2017
2016	101	FV	269,500	3700	6,936.	288,900	562,100	562,100	Year End	1/4/2016
2015	101	FV	255,200	3700	6,936.	270,100	529,000	529,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	04:44:14

LAST REV

Date	Time
07/18/19	11:44:55
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6930

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRITTINGHAM EDW	24634-403		6/21/1994		182,500	No	No	Y	

USER DEFINED

Prior Id # 1:	53596
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/15/2014	826	Alterati	432					
5/3/2006	335	Re-Roof	21,515			G7	GR FY07	
8/6/2001	579	Redo Kit	50,000	C				REM KIT/BATH-REBUI
1/20/2000	45	Alterati	35,000					REMODEL

ACTIVITY INFORMATION

Date	Result	By	Name
10/26/2018	MEAS&NOTICE	HS	Hanne S
3/25/2009	Measured	372	PATRIOT
3/29/2000	Entry Denied	197	PATRIOT
1/19/2000	Mailer Sent		
1/19/2000	Measured	276	PATRIOT
8/3/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6936		Sq. Ft.	Site		0	70.	0.91	6									439,658						439,700	

Total AC/HA:	0.15923	Total SF/SM:	6936	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	439,658	Spl Credit		Total:	439,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	PURPLE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.99980003
Adj $ / SQ:	182.214
Other Features:	89250
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	419389
Depreciation:	78006
Depreciated Total:	341383

COMMENTS

BK; 10862 PG; 450 41C 413140 641-1733
REFUSED ENTRY PER PHONE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2001
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

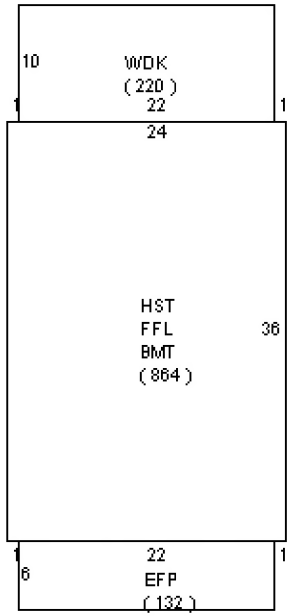
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	200.43
Special Features:	0	Val/Su Net:	135.91
Final Total:	341400	Val/Su SzAd	263.43

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	864	54.660	47,230
FFL	First Floor	864	182.210	157,433
HST	Half Story	432	182.210	78,716
WDK	Deck	220	10.540	2,320
EFP	Enclos Porch	132	47.840	6,315

Net Sketched Area:	2,512			Total:	292,014
Size Ad	1296	Gross Area	2944	FinArea	1296

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 085.0-0004-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	AV	1924	25.42	T	40	101			3,700			3,700

More:	N	Total Yard Items:	3,700	Total Special Featues:	
				Total:	3,700